

PRELIMINARY GRADING PLAN

PROJECT INFORMATION

OWNER/APPLICANT: B&B PROPERTIES 2000, LP
WILLIAM K. HOWLAND
9307 CARLTON HILLS BLVD., SUITE D
SANTEE, CA 92071

ASSESSOR'S PARCEL NUMBER: 385-092-18

SITE ADDRESS: 8697 GOLDEN RIDGE ROAD
LAKEVIEW, CA 92040

TOPOGRAPHY: TAKEN FROM COUNTY OF SAN DIEGO GIS
AERIAL TOPO DATED NOVEMBER 2006

EARTHWORK QUANTITIES:

GRADING

EXCAVATE: 25 C.Y.
FILL: 410 C.Y.
IMPORT: 385 C.Y.

PRELIMINARY GRADING PLAN NOTE:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AND APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

EASEMENT DATA:

1. EXIST. INGRESS & EGRESS ESMT. PER DOC. REC. 3/1/2007, DOC. NO. 2007-0141752, O.R.
2. EXIST. SDG&E EASEMENT PER DOC. REC. 5/9/1933 IN BOOK 210, PAGE 292, O.R.

PRE-CONSTRUCTION MEETING:

(PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

1. **TEMPORARY FENCING:** [DPLU, PCC] [DPW, PDC] [PC] [DPLU, FEE] INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO THE BIOLOGICAL RESOURCES, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** PRIOR TO COMMENCEMENT OF ANY GRADING AND/OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY.

1. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY.
2. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE DPLU, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE FENCING SHALL BE REMOVED.

DOCUMENTATION: THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENT(S). THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE [DPLU, PCC] FOR APPROVAL. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. **MONITORING:** [DPLU, PCC] SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT'S SURVEYOR.

2. **"BREEDING SEASON AVOIDANCE:** [DPLU, PCC] [DPW, PDC] [DPLU, FEE X2] INTENT: IN ORDER TO AVOID IMPACTS TO NESTING MIGRATORY BIRDS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO THE MIGRATORY BIRD TREATY ACT, BREEDING SEASON AVOIDANCE SHALL BE IMPLEMENTED ON ALL PLANS. **DESCRIPTION OF REQUIREMENT:** THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING ALLOWED ON-SITE DURING THE MIGRATORY BIRD BREEDING SEASON. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 15 AND AUGUST 31. THE DIRECTOR OF PLANNING AND LAND USE [DPLU, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDED THAT NO NESTING OR BREEDING BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. NO GRADING SHALL OCCUR UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. **MONITORING:** THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING IN THE RAA DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [DPLU, PCC] IS RECEIVED. THE [DPLU, PCC] SHALL REVIEW THE CONCURRENCE LETTER."

FINAL GRADING RELEASE:

(PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

3. **OPEN SPACE SIGNAGE:** [DPLU, PCC] [DPW, PDC] [FG, UO] [DPLU, FEE] INTENT: IN ORDER TO COMPLY WITH CONDITION 9 PURSUANT TO THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR TPM 21118, THE FENCING AND SIGNAGE SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** THE PERMANENT OPEN SPACE SIGNS SHALL BE PLACED EVERY 100 FEET ALONG THE OPEN SPACE BOUNDARY OF LOTS(S) 1 AND 2 AS SHOWN ON THESE PLANS AND TPM 21118.

- A. EVIDENCE SHALL BE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE PERMANENT WALLS OR FENCES, AND OPEN SPACE SIGNS HAVE BEEN INSTALLED.
- B. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

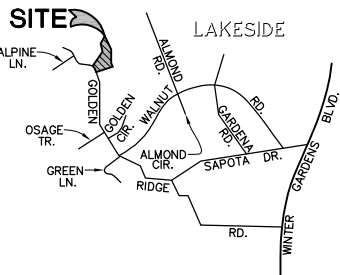
SENSITIVE ENVIRONMENTAL RESOURCES AREA
RESTRICTED BY EASEMENT

ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE
REFERENCE: TPM 21118

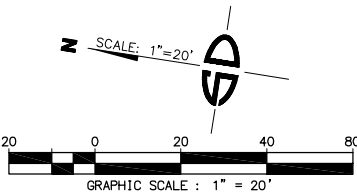
DOCUMENTATION: THE APPLICANT SHALL INSTALL THE FENCING AND SIGNAGE AND PROVIDE THE DOCUMENTATION PHOTOS AND CERTIFICATION STATEMENT TO THE [DPLU, PCC]. **TIMING:** PRIOR TO THE OCCUPANCY OF ANY STRUCTURE AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421(A.3)) THE FENCING AND SIGNAGE SHALL BE INSTALLED. **MONITORING:** THE [DPLU, PCC] SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

4. **"EASEMENT AVOIDANCE:** [DPLU, PCC] [DPW, PDC] [DPLU, FEE] INTENT: IN ORDER TO PROTECT SENSITIVE RESOURCES, PURSUANT TO COUNTY GRADING ORDINANCE SECTION 87.112 THE OPEN SPACE EASEMENT SHALL BE AVOIDED. **DESCRIPTION OF REQUIREMENT:** THE EASEMENT INDICATED ON THIS PLAN IS FOR THE PROTECTION OF THE RPO WETLAND BUFFER ZONE AND PROHIBITS ALL OF THE FOLLOWING ON ANY PORTION OF LAND SUBJECT TO SAID EASEMENT: GRADING, EXCAVATION; PLACEMENT OF SOIL, SAND, ROCK, GRAVEL, OR OTHER MATERIAL; CLEARING OF VEGETATION; CONSTRUCTION, ERECTION, OR PLACEMENT OF ANY BUILDING OR STRUCTURE; VEHICULAR ACTIVITIES; TRASH DUMPING; OR USE FOR ANY PURPOSE OTHER THAN AS OPEN SPACE. IT IS UNLAWFUL TO GRADE OR CLEAR WITHIN AN OPEN SPACE EASEMENT. ANY DISTURBANCE SHALL CONSTITUTE A VIOLATION OF THE COUNTY GRADING ORDINANCE SECTION 87.112 AND WILL RESULT IN ENFORCEMENT ACTION AND RESTORATION. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE A LETTER STATEMENT TO THE [DPLU, PCC] STATING THAT ALL SENSITIVE RESOURCE EASEMENTS WERE AVOIDED DURING THE GRADING CONSTRUCTION, AND THAT NO IMPACTS OR ENCROACHMENT INTO THE OPEN SPACE OCCURRED. **TIMING:** PRIOR TO FINAL GRADING RELEASE THE LETTER VERIFYING THE EASEMENTS WERE NOT DISTURBED SHALL BE SUBMITTED. **MONITORING:** THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING, CLEARING OR ENCROACHMENT INTO THE OPEN SPACE EASEMENT."

DATA TABLE			
	DELTA/BRG	RADIUS	LENGTH
1	Δ= 53°41'49"	70.00'	65.60'
2	Δ= 05°09'42"	70.00'	6.31'



VICINITY MAP
NO SCALE



S:\SNIPES\LK048X\DWG\GRADING\GP-1.DWG (Z-5)

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WILLIAM A. SNIPES R.C.E. 50477
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